



Martyrs Avenue, Langley Green, Crawley, RH11 7SE

Situated on Martyrs Avenue in the vibrant town area of Langley Green, this charming flat offers a delightful living space. The property features two generously sized double bedrooms, perfect for families or those seeking extra space. The heart of the home is a beautifully refitted kitchen, designed with modern living in mind, making it an ideal spot for culinary enthusiasts.

This residence boasts a modern gas boiler and replacement double glazed windows, ensuring comfort and energy efficiency throughout the year. Additionally, a brick-built storage shed provides ample space for your gardening tools or outdoor equipment, adding to the practicality of the property.

Conveniently located, the house is just a stone's throw away from local shops, making daily errands a breeze. For those who commute, the proximity to Manor Royal and bus services to Gatwick Airport is a significant advantage, offering easy access to travel and employment opportunities.

With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. Whether you are a first-time buyer or looking to downsize, this house on Martyrs Avenue is a wonderful choice for comfortable living in a well-connected area.

Offers In Excess Of £225,000 Leasehold

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- No Chain
- Radiator Heating & Double Glazed Windows
- £635.32 service Charge pa
- 2 Double Bedrooms
- Close to shops & Buses
- 87 Years Lease Remaining
- Modern Kitchen & Bathroom
- £10 Ground Rent pa

Entrance Hall

10'10" x 4'0" (3.31 x 1.23)

Separate WC

5'8" x 2'6" (1.75 x 0.77)

Living Room

16'6" x 8'2" (5.04 x 2.50)

Outside

Brick Built Storage Shed

Refitted Kitchen

10'10" x 7'4" (3.31 x 2.25)

Bedroom 1

12'11" x 10'3" (3.94 x 3.13)

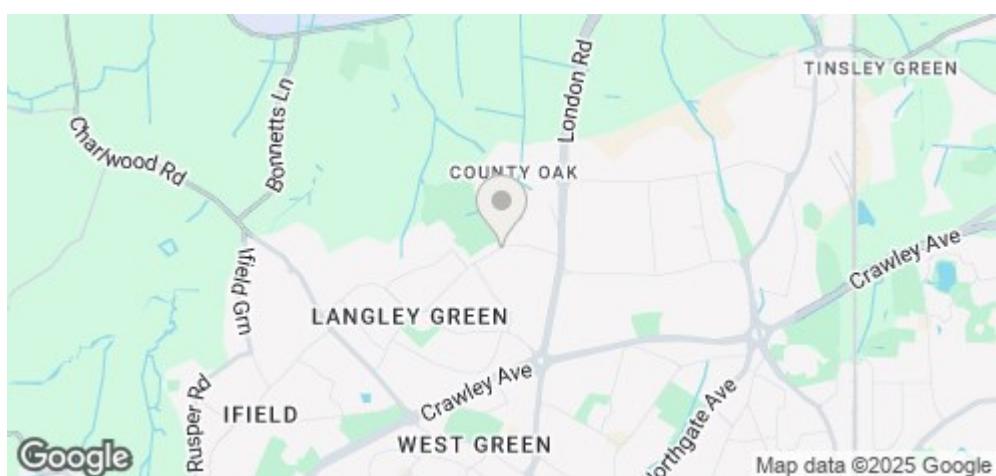
Bedroom 2

10'5" x 9'0" (3.18 x 2.75)

Bathroom

6'2" x 4'10" (1.90 x 1.49)

Council Tax Band: C





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	